

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Monroe Hotel

other name/site number N/A

2. Location

street & town 1904-06 Main Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Mark A. Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

03/18/04
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Monroe Hotel
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

Working Class Hotels at 19th and Main Streets, Kansas City, MO

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: Hotel

Current Function
(Enter categories from instructions)

DOMESTIC: Hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Commercial style

Materials
(Enter categories from instructions)

foundation	concrete
walls	brick
roof	asphalt
other	terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Monroe Hotel
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

COMMERCE

Period of Significance

1920-1953

Significant Dates

1920

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sanneman, R. H., architect

Edelman-Fleming Construction Company, builders

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____
- ☐ recorded by Historic American Engineering
- Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☒ Other Name of repository:

Kansas City Public Library

☒ See continuation sheet(s) for Section No. 9

Monroe Hotel
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/6/3/0/1/0 4/3/2/7/9/5/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC

date August 25, 2003

street & number P.O. Box 22551

telephone 816.363.0567

city or town Kansas City

state MO zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Monroe Ventures, LLC

street & number 118 Southwest Boulevard

telephone 913.757.4409

city or town Kansas City

state MO zip code 64108

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Monroe Hotel
Jackson County, Missouri**

SUMMARY

The Monroe, located at 1904-1906 Main Street, Kansas City, Jackson County, Missouri, was designed by the Kansas City architectural firm of R. H. Sanneman and built by Edelman-Fleming Construction Company in 1920. As defined in the MPS Cover Document "Working Class Hotels at 19th and Main Streets, Kansas City, MO," the Midwest Hotel is an intact example of the Two-Part Commercial Block Hotel, featuring "prominent storefronts at the main facade, double-hung, sash fenestration set in groups of three and divided by spandrels between floors." Furthermore, the Midwest Hotel displays terra cotta at its storefront level, which "was used to embellish the main facade from the storefront level and often, through the upper stories, thereby setting off the primary facade form the secondary elevations."

Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained in the exterior, meeting the registration requirements as set forth in the MPS cover document.

ELABORATION

The five story commercial building is constructed of reinforced concrete and brick with a terra cotta veneer on the storefront and second story on the main (east) facade. The original storefront was modified in c. 1950 and features non-original aluminum framed plate glass windows that have been boarded up. However, it still has a wide central entrance bay with wood doors and typical storefront configurations of kickplate, open display window and transom. A marquee supported by metal tie rods is placed above a central entrance. Each floor is divided into three bays. Original tripartite fenestration features double-hung, sash 1/1 window units and continuous stone lugsills. Floors are separated by brick spandrels. A denticulated and bracketed cornice stretches across the parapet wall.

Both the north and south facades are characterized by exposed concrete structural grids. The two elevations also have alternating projecting and recessed bays, creating two separte wall planes. Fenestration of these facades has been boarded up, with the exception of the second bay of the north facade. Here a single column of 1/1, double-hung sash windows are extant. All of the original openings of the rear or west facade, including the fenestration and overhead doors, have been boarded-up. A metal fire escape is placed at the center bay. The building is flanked on the north and south by smaller historic commercial buidlings.

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**Monroe Hotel
Jackson County, Missouri**

SUMMARY

The Monroe Hotel, 1904-1906 Main Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criteria A and is locally significant in the following area: COMMERCE: The development of the Monroe Hotel coincides with the historic context identified in the MPS Cover Document "Working Class Hotels at 19th and Main Streets, Kansas City, MO": "The Evolution of Travel Modes and Hotel Space in Kansas City: 1880-1920." As a representative example of a working class hotel, the Monroe Hotel was established as a convenient, comfortable and efficient place of lodging. It represents the values and standards in hotel accommodations offered to the working class traveler within walking distance of Kansas City's freight district and Union Station. The hotel was a key location for various individuals associated with Tom Pendergast, a key figure of the Democratic Political Party in Kansas City during the 1920s and 1930s. The Democratic Club of Kansas City supplied rooms in the hotel for political activities. Along with the Rieger and Midwest, it is one of the three hotels to remain in the 1900 block of Main Street. The period of significance is 1920 through 1953, the end date established by the discretionary cut-off period of the National Register.

ELABORATION

Raymond H. Sanneman, architect for the Dixon Hotel (1912), designed the Monroe Hotel in 1920 for the Dubinsky Brothers. Edelman-Fleming Construction Company was hired as the general contractor. The building is of reinforced concrete with brick and terra cotta work. The hotel is five stories with a basement but constructed to hold an additional three stories. Concrete Engineering was awarded the structural steel contract. The cost of the hotel was estimated at \$150,000.¹

Although the hotel opened for business in 1921 under the ownership of the Dubinsky's, the Monroe Hotel was purchased by Thomas J. Pendergast, boss of the Democratic Machine in Kansas City, in 1924.² In 1926, Pendergast hired Sanneman to design a two-story building adjacent to the south side of the hotel at 1908 Main, which served as the headquarters for the Jackson County Democratic Club. It also served as Pendergast's office where much of his

¹ *Western Contractor*, 37 (17 March 1920), 30. Little is known about the Dubinsky Brothers. Thomas Pendergast was affiliated with a David Dubinsky but it is unclear at this time if there is any relationship with the Dubinsky Brothers.

² As a key figure behind many of the large building projects in Kansas City during the 1920s and 1930s, Pendergast helped to put people to work. He controlled the political atmosphere of Kansas City until he was indicted for tax evasion in 1939.

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**Monroe Hotel
Jackson County, Missouri**

business was conducted until the late 1930s. Sometime after he purchased the hotel, a doorway was installed between his second floor office and the Monroe Hotel, giving Pendergast a convenient, if not clandestine, entry. Out-of-town visitors to Pendergast office frequently stayed at the Monroe Hotel. After Pendergast's release from prison for income tax evasion, a Federal Court ordered the doorway to be sealed and barred Pendergast from any further political activity.³ With its link to Pendergast and the Democratic Party, this hotel is highly representative of working class hotel accommodations.

Both working class individuals and travelers stayed at the Monroe Hotel. Like the Midwest and Rieger Hotels, the Monroe Hotel typically catered to single workers without families who found it necessary to live in proximity to their place of employment. One of the most common long-term residents was the traveling salesman who utilized the hotel space as a base of operation.

³ Sally F. Schwenk, "Hotel owned by Pendergast slated for demolition by city," *Explore Kansas City* 9 April 1999, 8.

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Continuation Sheet**

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**Monroe Hotel
Jackson County, Missouri**

Bibliography

Schwenk, Sally. "Hotel owned by Pendergast slated for demolition by city," *Explore Kansas City*
9 April 1999, 8.

Uguccione, Ellen and Sherry Piland. "Monroe Hotel," *Missouri Historic Inventory*, October 8,
1981.

Western Contractor, 17 March 1920, 30.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 5

**Monroe Hotel
Jackson County, Missouri**

Verbal Boundary Description

McGee's Addition, All E of Alley and West of Main Street of S 48 Feet of Lot 483, in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Monroe Hotel, Kansas City, Jackson County, Missouri.

Key to Photographs

Len Fohn, photographer, September 2003.

1. Main or east façade; view facing west.
2. Main and north façades; view facing southeast.
3. North façade; view facing south.
4. West façade; view facing east.
5. South façade; view facing north.
6. South façade; view facing northeast.











